

Article 2: General Development Regulations

Division 11: Outdoor Storage, Display, and Activity Regulations

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1101 Purpose of Outdoor Storage, Display, and Activity Regulations

The purpose of these regulations is to provide adequate and convenient areas for outdoor storage and display of materials, merchandise, and equipment and for outdoor activities in residential, commercial, and industrial zones. The intent of these regulations is to minimize visual impacts to adjacent properties and *public rights-of-way*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1105 When Outdoor Storage, Display, and Activity Regulations Apply

- (a) This division applies to all residential, commercial, and industrial *development* in all zones that proposes outdoor storage, display, or activities, whether or not a permit or other approval is required for the *development*.
- (b) Table 142-11A shows the applicable regulations for specific types of *development* proposals.

Table 142-11A
Outdoor Storage, Display, and Activity Regulations
Applicability

Type of Development Proposal	Applicable Regulations	Required Permit Type/ Decision Process
Any <i>development</i> in a residential zone that proposes outdoor storage, display, or activity	Section 142.1110	No permit required by this division
Any <i>development</i> in a commercial zone that proposes outdoor storage, display, or activity	Sections 142.1120, 142.1130, and 142.1150	No permit required by this division
Any <i>development</i> in an industrial zone that proposes outdoor storage, display, or activity	Sections 142.1120, 142.1140, and 142.1160	No permit required by this division

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1110 Outdoor Storage Regulations for Residential Zones

- (a) Outdoor storage of material and equipment is permitted only when the type and quantity of stored items are incidental to the residential use on the *premises*.
- (b) Outdoor storage is subject to all applicable fire, health, safety, and building regulations.
- (c) Outdoor storage is not permitted in required *yard* areas except that home maintenance or lawn maintenance equipment and nonmotorized recreational and leisure equipment are permitted in required side and rear *yards*.
- (d) Outdoor storage shall not impede the growth or maintenance of required landscaping.
- (e) All stored items shall be completely *screened* by *solid fences*, walls, buildings, or landscape features, or by a combination of *screening* elements. Stored items shall not exceed the height of the *screening* element.
- (f) Not more than one fully *screened* outdoor area may be used to store motor vehicles, whether operable or inoperable. The storage area shall not exceed 400 square feet in area or 12 feet in height. The storage area shall not encroach into any landscaped area or into any required *yard* unless it is in compliance with Section 142.0510(e).
- (g) The following items may be placed outdoors without *screening* when intended for near-term use: home maintenance or lawn maintenance equipment and supplies and game, sport, and leisure equipment.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1120 Outdoor Storage Regulations for Commercial and Industrial Zones

- (a) Outdoor storage of merchandise, material, and equipment is permitted in commercial and industrial zones only when incidental to an allowed use located on the same *premises*, provided the following criteria are met:
 - (1) The storage area is *screened* by *solid fences*, walls, or buildings, or a combination thereof, not less than 6 feet in height. No merchandise, material, or equipment shall exceed the height of the *screening fence*, wall, or building. If *screening* of the merchandise, material, or

equipment requires a *screening* height greater than 6 feet, the storage area and the *screening fences*, walls, or buildings shall be located on the rear half of the *lot*, away from any *public right-of-way*; and

- (2) Storage is permitted in required side and rear *yards*. Storage is not permitted in required front or street side *yards*.
- (b) In the IH and IS zones, outdoor storage of merchandise, material, and equipment for the following uses shall be located at least 100 feet from any *public right-of-way*:
 - (1) Junk yards
 - (2) Wrecking *yards*
 - (3) Scrap metal and salvage *yards*
 - (4) Processing plants
 - (5) Building material storage yards
 - (6) Carting express storage yard
 - (7) Contractor's plant or storage yards
 - (8) Cement pipe storage yard
 - (9) Lumber yards
- (c) No merchandise, material, or equipment shall be stored on the roof of any building unless it is completely enclosed, and constructed of the same material as the main building. This limitation does not apply to operable vehicles parked on the top level of a parking *structure*.
- (d) In the IP-1-1 zone, outdoor storage shall not occupy more than 20 percent of the area of the *premises*.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1130 Outdoor Display Regulations for Commercial Zones

- (a) The following merchandise, if for sale or rent on the *premises*, may be displayed outdoors during hours of business operation without *screening*

fences or walls except along *property lines* that abut residentially zoned *lots*. The display area shall be on private property and shall not encroach on required parking areas or landscaped areas.

- (1) Flowers and plants
 - (2) Food products
 - (3) Handcrafted products and goods
 - (4) Artwork and pottery
 - (5) For-rent recreational equipment such as roller skates, bikes, and surf boards
 - (6) Operable automobiles
 - (7) Operable trucks
 - (8) Operable motorcycles
 - (9) Operable boats
 - (10) Any other merchandise that the City Manager finds to be similar in character, type, or nature to the merchandise listed above, and which will not cause adverse visual impacts to the neighborhood
- (b) Merchandise that is for sale on the *premises* that is not listed in Section 142.1130(a) may be displayed outdoors during hours of business operation provided that the display area is *screened* by *fences*, walls, buildings, landscape *screening*, or any combination of these.
- (c) Temporary displays of merchandise, material, or equipment that is for sale on the *premises* may be permitted without *screening fences*, walls, or buildings for up to 7 calendar days in any 6-month period.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1140 Outdoor Display Regulations for Industrial Zones

- (a) In the IL, IH, or IS zones, the following merchandise, if for sale or rent on the *premises*, may be displayed outdoors without *screening fences*, walls,

buildings, or landscaping. The display area shall be on private property and shall not encroach into required parking areas or landscaped areas.

- (1) Operable automobiles
 - (2) Operable boats
 - (3) Flowers and plants
 - (4) Motorcycles and scooters
 - (5) Trucks
 - (6) Trailers
 - (7) Equipment & tools (except ridden equipment)
 - (8) Artwork and pottery
- (b) All permitted merchandise that is for sale or rent on the *premises* that is not listed in Section 142.1140(a) may be displayed outdoors during hours of operation provided that the display area is *screened* by *fences*, walls, buildings, landscaping, or any combination of these.
- (c) Temporary displays of merchandise, material, or equipment that is for sale on the *premises* may be permitted without *screening fences*, walls, or buildings for up to 7 calendar days in any 6-month period.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1150 Outdoor Activity Regulations for Commercial Zones

- (a) Repair, installation, manufacturing, and assembly uses allowed in commercial zones shall be conducted within a completely enclosed building.
- (b) Outdoor activity or work areas are permitted for uses other than those listed in Section 142.1150(a) only when associated with an allowed use located on the same *premises*, and when not encroaching on required parking areas or landscaped areas.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1160 Outdoor Activity Regulations for Industrial Zones

- (a) Outdoor activity and work areas are permitted only when associated with an allowed use located on the same *premises*.
- (b) Outdoor activity and work areas are not permitted within the required front or street side yards or within required parking areas or landscaped areas.
- (c) Outdoor activity and work areas shall be completely enclosed by *fences*, walls, buildings, or a combination of these, that are not less than 6 feet in height and are impervious to light for at least 50 percent of the surface area.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)